



MUCH AS THE LION,
LET NONE TAME YOUR SPIRIT!

CORPORATE OFFICE :

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Mumbai - 400101

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MAKIndia.com



AKSHAY GROUP

YES, POSSIBLE!

AN ISO 9001 : 2008 COMPANY

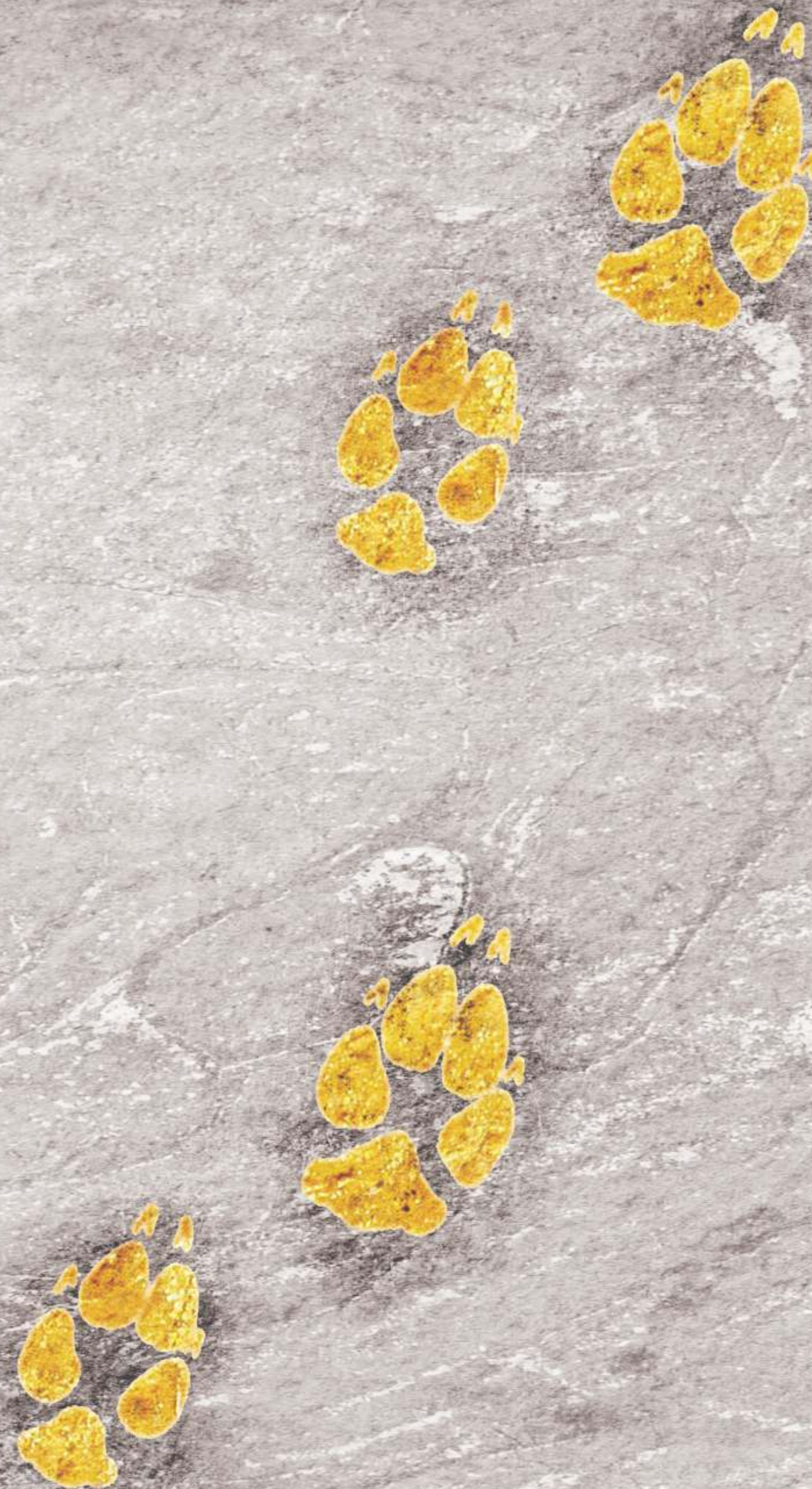


AKSHAY GROUP

A JOURNEY THAT WAS

Over a decade ago, the Akshay Group set its firm foothold in the construction arena in the western suburbs of Mumbai. This was when Mumbai faced market correction and realty prices had a downward journey. With aims set high to reap profits from residential sector, Akshay Group was one of the few who sincerely focussed on delivering economical residential prospects to its buyers.

The integrity in the endeavour proved off; Akshay Group quickly garnered a reputation for being trustable, reliable and the one to stick to their commitments. From 2000, the Group has grown leaps and bounds, with many a feat in luxury housings as well. The success secret has been smart understanding of current market scenario while perfectly contemplating the demand-to-supply ratio. Strategic planning, innovative executions and a customer-first approach, has led the Akshay Group scale the heights while surpassing the contemporary elements. It all lies in one statement: Yes, possible!



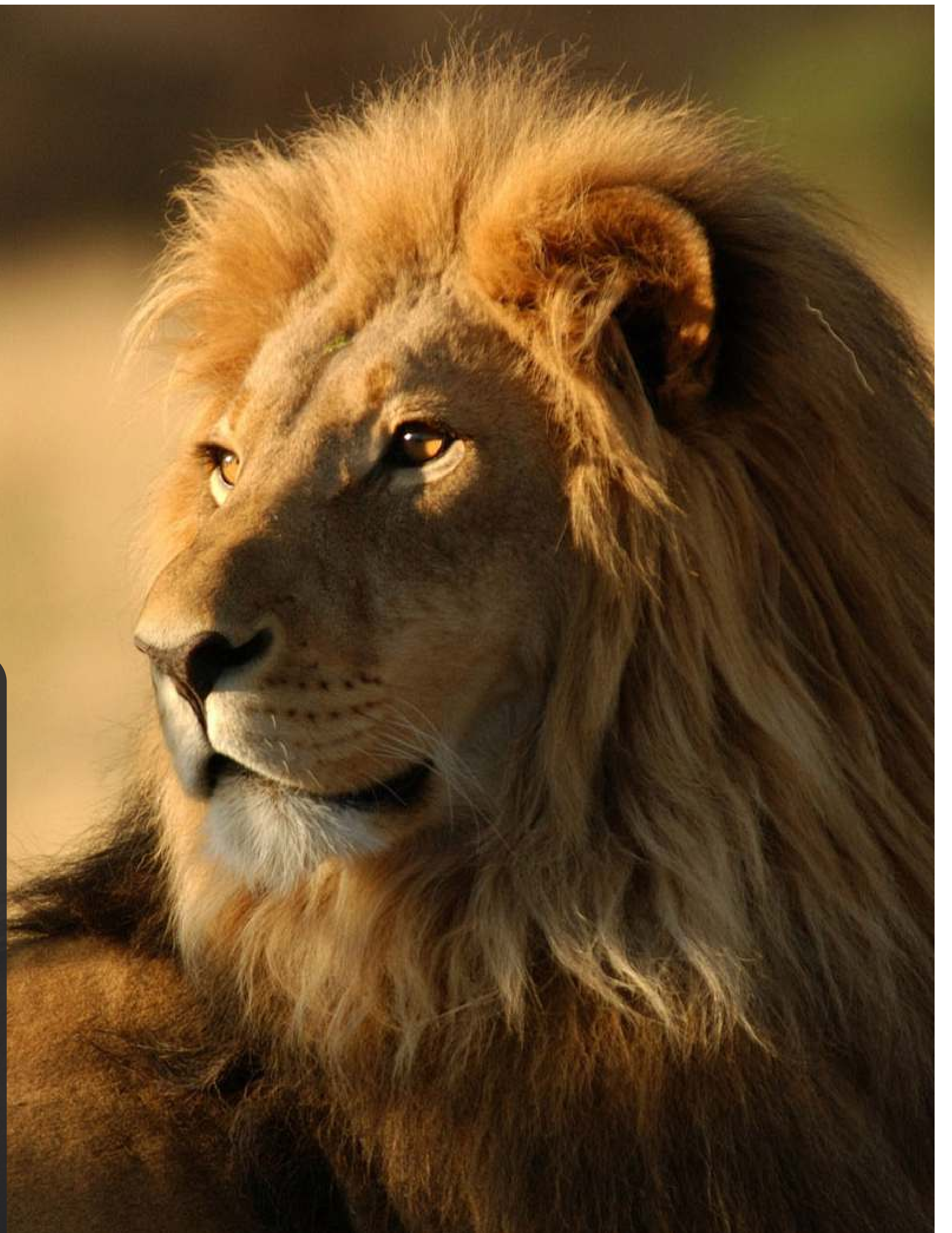


AKSHAY GROUP

CORPORATE SYNOPSIS

Akshay Group sources its real strength from the man himself, Mr Anil Arora. Being a thorough backbone to the organisation, his business principles and professional ethics have led the Group to the apex it is at today.

Akshay Group has carved a dedicated niche for itself in the realty sector for its scope of premium affordable housing, fabulous internal as well as external amenities and timely, as promised possession. The experts at the organization have embraced 'customer satisfaction' in their every endeavour.





AKSHAY GROUP

VISION & MISSION

Vision: Impossible is not our word. We believe in providing solutions that make a difference to not just the elite class but to the society as a whole. Hence, we aspire to change the face of real estate in Mumbai by combining the best practices of architecture with low cost home lifestyle solutions. we envision a redeveloped Mumbai with old dilapidated structures replaced by multi-storeyed buildings equipped with the latest global technologies and yet within the financial reach of every income group.

Mission: All our resources and expertise are dedicated to finding innovative construction solutions that will benefit the society for generations to come. We strive to create a team of enthusiastic and like-minded individuals, who, like us, believe in making the impossible possible; a team that is devoted and committed to just one cause - providing world class housing and amenities at affordable prices.



AKSHAY GROUP

CORPORATE VALUES

Architecture that commands attention, constructions built to last, aesthetic finishes and fitments, life-enriching amenities... all come seamlessly together to create spaces that bespeak a style of living high above the rest. This empowers the Group to greet every challenge with a resounding refrain of “Yes, Possible!”

Akshay Group sources much of its values from those characteristic of the mighty lion. It's not just the foundation but what is also instilled in Akshay Group's employees that make up for the corporate values.

• Leadership • Perseverance • Power • Courage • Pride • Fellowship

And above all, “**CUSTOMER SATISFACTION**”





MANAGING DIRECTOR'S MESSAGE

- Mr. Anil Arora



"Those who perceive, have a vision. Those who seek, have a mission."

In a way, eyeing a possibility is the first step in achieving the unattainable. Building on our potential is the meaning of true learning. For, to create something from nothing, one must begin with thinking that yes, it is possible!

Hence, Akshay Group strives to ensure that the public facade, both in its buildings and its business are a true reflection of what lies inside. The projects are undertaken with the sole agenda of not only elevating the customer's lifestyle but also leading them to a home that is safe enough to build their future and dreams in. To a home that brings them both security and pride. For, the group knows that it isn't just a house but an abode of strength just like a Lion's den."

EXECUTIVE DIRECTOR'S MESSAGE

- Mr. Akshay Arora
Construction Project Management
Oxford Brooks University



Akshay Group encourages each individual to contribute to the company's continuous leadership and success in a meaningful way. Up until now, the journey has been challenging, exciting and enriching. But the Company now stands at a juncture, ready to take its next leap... a leap propelled by young dynamism and a youthful progressive vision.

My exposure at Oxford has opened my eyes to the infinite potential in the Indian real estate market. And realizing this potential demands off us to strive and put in that extra effort to learn, improve and do something better than yesterday by understanding consumer needs, creating operational efficiency, upgrading technology, rolling out smart new communication and creatives, or simply putting something in place that didn't exist yesterday.

I strongly believe that man is the outcome of his choices; it all starts in the head first; if you perceive something as attainable, then it is; and if you don't then it hardly materialises! For every achievement was once the child of one thought, one faith: "Yes Possible!"





AKSHAY GROUP

SUSTAINABLE ARCHITECTURE

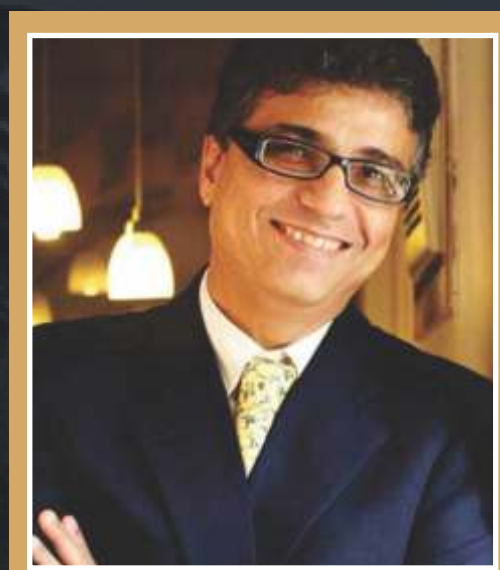
Akshay Group believes that a design approach that focuses on resource efficiency & minimum environmental impact can be achieved without compromising on visual delight. Therefore, sustainable architecture, for the Group, is producing a visual masterpiece while simultaneously fulfilling all the due responsibilities towards the environment.

With this belief in mind, the Akshay Group has been able to guide itself and reframe values & principles while, at the same time, addressing suburban sprawl, global warming & energy conservation, thus, successfully paving the path to a sustainable future for the generations to come!



AKSHAY GROUP

ARCHITECT REZA KABUL



Internationally renowned Architect Reza Kabul has the distinction of designing many prestigious Malls, Resorts, Hotels, Residential townships etc., across countries like USA, Russia, Dubai, Kenya, Bhutan, India & Sudan. He is also celebrated as the one who conceptualized & designed India's tallest building "Shreepathi Arcade" at Mumbai.

His firm, ARK, through its office set up in California, USA, offers solutions and consultations, across the world, in interiors, urban design, planning and landscape projects. A brand in himself, Mr. Kabul has won accolades galore, and has worked on every single project undertaken by the Akshay Group.

Awards won by MR. Kabul include:

- Best Architect Of The Year – 2004 by Accommodation Times (Times Group) on 21 March 2005
- Gun Gaurav Puraskar by the Practicing Engineers Architects and Town Planners Association (India), for Outstanding Contribution and Research in Architecture, on 25 February 2006

His association with the group infused a great sense of design and brought the much needed expertise to the projects thereby changing the face of realty like never before.

During the course of my career, I have had the privilege to meet a wide range of developers. And I have realized that they predominantly belong to 3 major categories in the broader sense. First are those developers with a tunnel vision who are happy to play safe by just sticking to the tried and tested Architectural Designs in trend; second are those who wish to try something novel and out the box but their apprehensions take over their aspirations due to the huge Investments at stake; and then there is the third exciting kind that is an Architect's delight. This third category is of those visionary Developers who love to push the boundaries of Creativity. These are Developers who aspire to not merely exist, but to thrive by taking the mantle of being trend setters. And Mr. Anil Arora is one of them. I have had my affiliations with Akshay Group since the year 2000 and together we have created landmarks and set Architectural trends across Mumbai. But even today, a new project of theirs excites me as much; because even today Mr. Arora's expectations and vision for every new project he undertakes poses a new challenge for me as an Architect by making me push my own Architectural bounds.

Over the past couple of projects, I have been interacting with Mr. Akshay Arora who has now joined the Akshay Group. In the limited time that I have shared with him, it brings me great pleasure to state that his international outlook & refreshing attitude is the perfect edge the Group needs to take its brand forward.





EARNING THE TRUST OF BANKING STALWARTS

Akshay Group can proudly boast of an immaculate track record of having all its past projects authenticated and sanctioned for home loans, by banks & other financial institutions. These financial institutions have been extremely confident of the Group's ventures and have always provided their financial services to everyone aspiring to buy homes in their projects. In turn, these institutions have gained the organisation's respect and trust, as their impeccable aid has enabled the valued customers to purchase their homes.

During my tenure as a Bank Manager, I have encountered a wide range of clients trying to sanction home loans for buying properties in projects ranging from reputed branded builders to first time rookie developers.

Sanctioning a home loan requires extreme scrutiny of the legalities of the land and the authenticity and track record of the developer. A few years back when our bank was approached to secure such a home loan for a customer aspiring to buy a property in one of Akshay Group's elite projects we adhered to a similar scrutiny of the project & also of Akshay Groups track record. Since in this case the ticket size was a lot bigger than usual, we demanded for an even more detailed understanding of the project's legal work. We were impressed to discover that the Group had gone about its paperwork in a very transparent and professional manner. Every document demanded for was produced without delay. Their track record seemed spotless too. Every project of theirs had been completed on time and as per complete satisfaction of the BMC.

Our team of legal & statistical advisors, at the bank, recognizing Akshay Group as a very dependable developer, found no reason to hold back the customer's home loan and the application was smoothly sanctioned.

Manager
Corporation Bank

The Akshay Group has sustained its reputation as a strong and reliable developer for years. They are one of the few developers who have managed to create a mark for themselves in the construction industry without taking any financial support from outside. And that is precisely the reason why they were able to meet their commitments and match up to their deadlines even during the phase when the real estate market had taken a massive hit.

In my experience as a Bank Manager, I have seen several Developers who file innumerable applications for getting Bank Loans sanctioned for their projects.

The Akshay Group's excellent track record would easily help them get such bank loans passed for their projects. But despite that they still refuse to undertake ventures by taking loans. Their philosophy of 'complete financial independence' is what has today made them such a trustworthy organization.

Manager
Bank of India



STATE BANK OF INDIA



UNION BANK OF INDIA



Relationships beyond banking.

BANK OF INDIA



STANDARD CHARTERED BANK



HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

HDFC LTD



IDBI BANK LTD.



ICICI HOME FINANCE CO LTD



HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

LIC HOUSING FINANCE LTD.



SYNDICATE BANK



THE SARASWAT CO-OP BANK LTD



THE KUNBI SAHAKARI BANK LTD.



THE NORTH KANARA GSB CO-OP. BANK LTD.



THE COSMOS CO-OP BANK LTD.



GRUH FINANCE LTD.

TRUST



AKSHAY GROUP

OUR TRUSTED SUPPLIERS

Akshay Group assures high quality commercial and life spaces. They pride themselves on the honesty, dependability and excellence of their suppliers, and hope that their collective efforts meet the satisfaction of the clients.



mitsubishi



ZICOM SECURITY SYSTEMS



SCHNEIDER



ACC CEMENT



ULTRATECH CEMENT



DAIKIN



WOHR PARKING SYSTEMS PVT. LTD.



L&T



CROMPTON GREAVES



JAGUAR



GANDHI AUTOMATIONS PVT. LTD.



MIC ELECTRONICS PVT LTD



RASHTRIYA ISPAT NIGAM LTD



ESSAR STEEL



TATA STEEL



KITPLY INDUSTRIES LTD.



CENTURY PLY BOARDS LTD



PHILLIPS INDIA



REIZ ELECTRO CONTROLS PVT LTD



AKSHAY GROUP

GREEN INITIATIVES

Within the purview of environmental feasibility, Akshay Group has devised and initiated green schemes in its architectures making sure that their architectural features leave behind minimal environmental footprints. Besides, the fusion of sustainable architecture in daily endeavors has only helped them in furthering a greener cause. The Group strictly adheres to deployment of environment-friendly technologies and equipment in the following ways,

- Water harvesting & reusing
- Double-glazed, thermally Insulated window panes and gas pipes
- Solar energy generation through use of photo-voltaic cells
- Non-toxic, biodegradable materials used
- Use of CFL in light-fittings





QUALITY ENDORSEMENT

CUSTOMER FOCUS: The houses manufactured attain their true purpose only when the customers, are satisfied with them. Therefore, a strong focus on the customers' desires and being in continuous sync with their changing demands is considered a must. Customers' feedback and suggestions play a huge role in helping the Group know its clients and their expectations of them better.

CONTINUAL IMPROVEMENT: Improvement is a never ending process. Humility to accept imperfection and the drive to better one's efficiency is what helps in the constant growth of a Company. In this search for continual betterment, Akshay Group, have strong processes in place to constantly monitor, document and analyze the performances of their man power and technologies so that customers have the most efficient services at their disposal.

HIGH QUALITY STANDARDS: The Group ensures that there are strict checks at the construction sites, ensuring there is absolutely no compromise on the quality of materials used or on the authenticity of the procedures followed. They have appointed dedicated personnel to make sure that the company thoroughly adheres to every stringent rule, regulation and law of the Indian Construction Industry.

REGULAR INTERNAL AUDITS: The Group has an exceptional quality management system in place yielding great results in the past and continuing to do so. However, flaws can creep in to every system, and staying perpetually on guard is the only way to sustain the high standards that has been set. Therefore regular Internal Audits are carried out on all the construction site processes, accounts protocols, supplier and vendor quality management procedures, customer interaction systems etc to ensure utmost diligence.

AWARDS

Winner of 4th Annual Greentech Ltd. Award 2013, for extraordinary contribution to Green awareness programs and drives

Bronze Award for the 'Best Developer Luxury Segment for Residential Properties' in the 2013 Mumbai Real Estate Awards

Felicitated with the "Mumbai Shining Award 2011" by the Association of Audited Redevelopers for excellence in the field of redevelopment in suburban Mumbai

Amity HR Excellence Award for Workplace Harmony and Physical Environment 2012-13

Awarded with Redeveloper of the Year 2006 award by Sri Krishna Club, Kandivili for its contribution to Redevelopment work



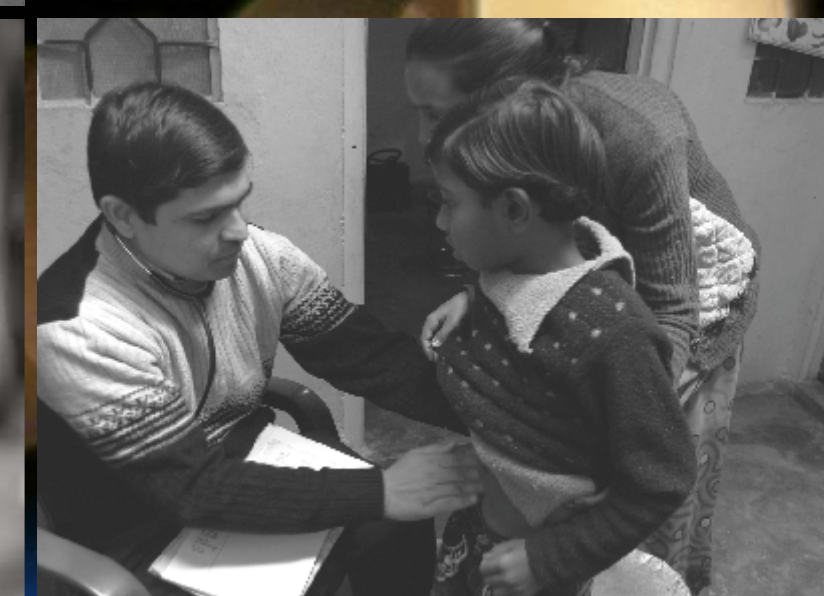


CORPORATE SOCIAL RESPONSIBILITY

Akshay Group as a privileged entity firmly believes in the responsibility of giving back to the society, in ways more than one. Towards that, The group has previously undertaken many socially catering activities for the masses and still continue to do it.

Following are the initiatives that the Group has undertaken to ensure safe and sustainable practices.

- **SAFETY**
Made provisions for safety harnesses and equipment at all construction sites for the site workers
- **NUTRITION**
They made sure the workers get free nutritious meals at least once a week
- **EDUCATION**
Conducted educational programs on topics ranging from how to improve efficiency at work and on how to lead a progressive and responsible life
- **WELFARE**
Affiliations with several NGO's contributing immensely towards the education and the welfare of underprivileged children from the poor sections of the society
- **SLUM REHABILITATION**
Identified slum rehabilitation as one of the primary needs of the city and have conducted specific board meetings to address the same. The corresponding measures taken will soon be reflected in future ventures
- **GO GREEN**
Affirmed the incorporation of "Go Green" agenda in future projects through environment-friendly planning in their projects, so as to provide the society with healthy lifestyle options.
- **SPIRITUAL VENTURES**
The Group has borne all expenses towards the reconstruction of a temple belonging to the Koli Community, adjacent to the Riviera project in Versova. Though it was dilapidated, the temple nevertheless inspired great faith and following from the local Koli Community. To encourage and enable these religious sentiments, the Akshay Group took on the task of reconstructing this temple on a grander scale.





AKSHAY GROUP

REDEVELOPING DREAMS

The statistics say it all. Over 60% of Mumbai is in dire need of face-lifting. The figures are in tens of thousands with most residential buildings built before 1980s, some even prior to the 60s.

As such real estate redevelopment has been an impending concern with the most of Mumbai. Innumerable old buildings across the city are in a dilapidated state, with their structural strength weakening at an alarming pace. A majority of the families living in these older structures wish to live in a better, modern living space, in sync with contemporary lifestyle!

Redevelopment is the much needed solution. The following are the benefits of Redevelopment for the existing residents of old buildings:

- **STRONGER STRUCTURE:** A new building has a stronger structural strength that provides families with a safe & protected habitat.
- **GUARANTEED DURABILITY:** A new building guarantees no major repairs for decades & hence reduces repair – related costs drastically.

- **UPDATED WITH MODERN SCIENCE & SAFETY NORMS:** A new building is constructed using modern techniques and by strictly adhering to the latest BMC norms. It is therefore up to date with modern technology besides having all the safety requirements in place.

- **QUALITY SPACES:** The new building provides bigger flats to live in, in the form of additional room or larger room size, which makes for quality living spaces.

- **APPRECIATED MARKET VALUE:** The value of the flats in a new building, with a strong structure, with better lifestyle options & equipped with modern amenities, is substantially appreciated.

- **OPPORTUNITY TO BECOME OWNER OF THEIR FLATS:** For tenants living in pagdi flats, redevelopment provides a huge opportunity to finally own a flat in this city of dreams.

The Akshay Group is famously known to have realized many such impending dreams, across Mumbai, through this tool of redevelopment.



AKSHAY GROUP

CASE STUDIES

SAI ASTHA

Background: The landlords of a weak dilapidated building were on the lookout for a construction developer of repute, to redevelop their old building. The search went on for nothing less than five years. In the period of which, the landlords scrutinized the works of most major real estate development firms in their vicinity, scanning every pros and cons, every detailing. And after a lot of deliberation with their existing Tenants, Akshay Group was finalized to be entrusted with the old buildings redevelopment and thus Sai Astha was born.

I insisted on meeting the person at the helm of the Company and not mere executives at the Akshay Group. To my surprise Aroraji the M.D. of the Company made himself available almost right away. His down to earth nature and the sincere humility inspired great faith in me, which was subsequently also emulated in the reconstruction of our building. Today I have moved back into my new home with my family.

Mr. N.D. Acharya, Landlord

I am really glad that our landlord chose such a good developer as Anil Aroraji's Company to carry out the redevelopment of our building. Not once did the Akshay Group discriminate between the quality of our flats & their sale flats. Now, I have shifted back into my new house as a proud owner.

Mr. Rashes Saraiya, Tenant

BEFORE



AFTER





AKSHAY GROUP

CASE STUDIES

SAI AISHWARYA

Background: Ashok Nagar at one point was a pretty small and secluded place in Kandivili with a huge market waiting to be taken over by real estate developers. In such a lucrative market, the members of an old building set out to redevelop their society. As expected they were immediately approached by many real estate firms. Akshay Group's track record and their reputation of completing projects before schedule promptly garnered them the society's confidence. But even the Akshay Group outdid itself by completing the redevelopment of Sai Aishwarya that comprised of 32 flats & 12 commercial units, in just 12 Months!

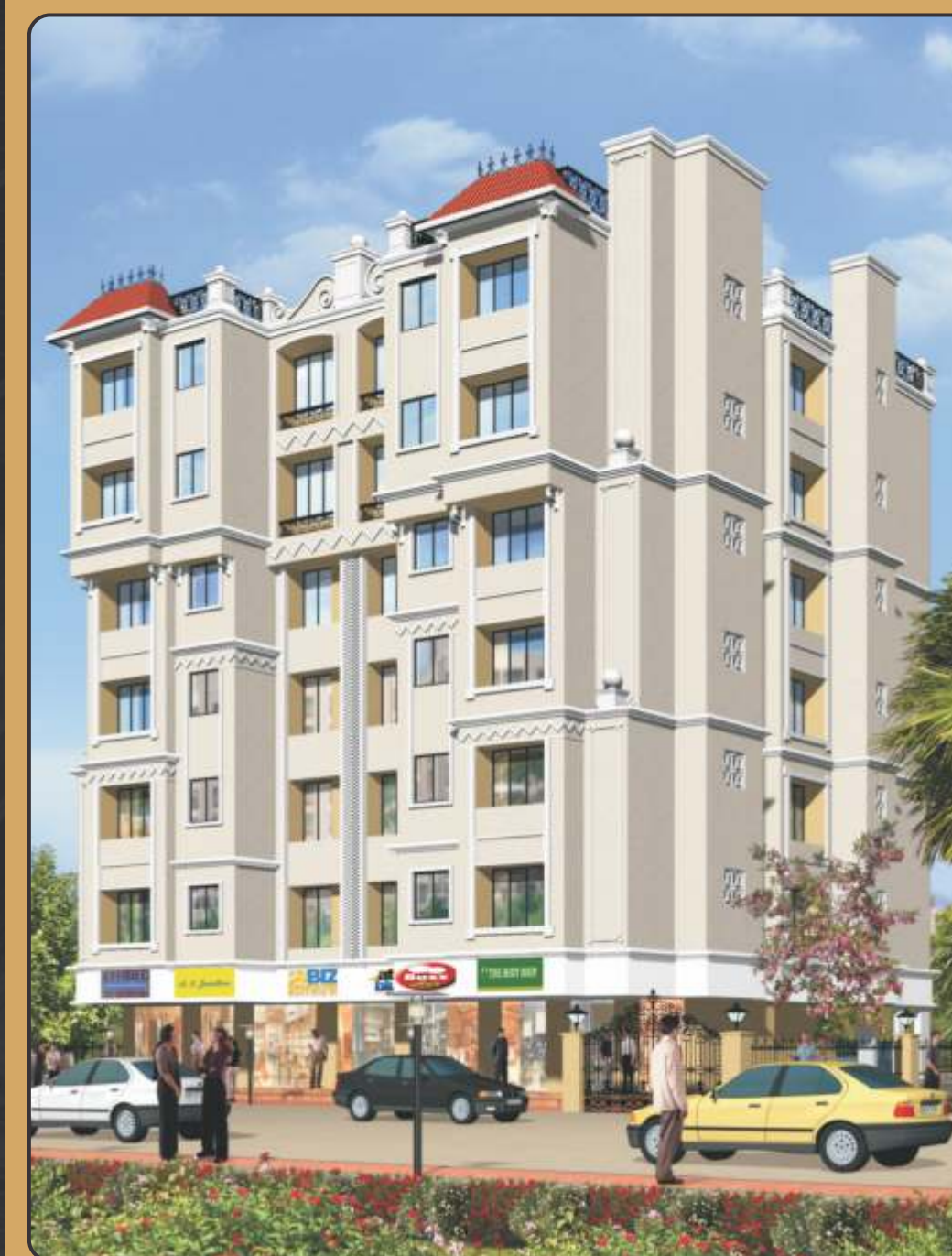
What inspired our faith in Akshay Group was their warmth and professionalism. Ofcourse, they made us a good offer but what mattered more was their transparency and the patience with which they addressed our concerns. During the course of the redevelopment, each & every question of ours was diligently considered and responded with prompt & detailed explanations. Every decision taken, was always carried out only after due consultation with us. In fact, even today the executives of Akshay Group go out of their way to help us when we find ourselves in need.

Mr. Bhupesh Trivedi, Society Member

BEFORE



AFTER





CASE STUDIES

LAL KAMAL

Background: After having catered to the northern belt of Mumbai, Akshay Group wished to spread its wings further by flaunting its architectural finesse in the luxury segment too. The Juhu - Versova belt is what the company targeted. At such a time the Khanna family who had been living at 9th road, Juhu scheme for decades decided to hand over their bungalow to Akshay Group for redevelopment. But they had a condition - the new building constructed must be nothing short of 'awe inspiring'. Mr. Arora took up the challenge and a joint meeting was right away called with Mr. Reza Kabul so as to give one simple brief – "We need an Architectural Masterpiece". And that was how the exceptionally elegant 'Lal Kamal' was conceived. Mr. Kabul true to his repute came up with an extraordinary concept of designing 'Lal Kamal' using classical architecture reeking of old school British poise. And soon the masterpiece took shape exactly as envisioned. It has been almost a decade but even today Lal Kamal inspires gazes from passersby due to its bold & path breaking external designs.

When we considered the option of Redevelopment of our Bungalow, our family was unanimously clear about how spectacular we wished for our new building to look. After all a home is not just a rectangular box one lives in. It also defines ones position & standing in his social circle. We were fully aware that expecting our building to stand out in a prime neighborhood as Juhu would be quite a steep task which would require nothing less than an experienced mastermind with a farsighted vision. But Akshay Groups dynamism coupled with Mr. Reza Kabul's sublime artistry is what made Lal Kamal's dream a reality for us. As my wife even today proudly says "I challenge a man to walk past my home and not admire its beauty". This I believe perfectly sums up what we feel for our new abode.

Mr. Khanna, Bungalow Owner

BEFORE



AFTER





TESTIMONIALS

Redevelopment Customers & Flat Purchasers

MR. BHUPESH TRIVEDI - SOCIETY MEMBER (SAI AISHWARYA)

When we were looking towards the redevelopment of our society, a lot of developers approached. Our society wanted a very lucrative offer, but what was more important for us was reliability of the developer. After all we were going to hand over our homes to this company, and blindly trust it by allowing them to break our homes down and some day give us bigger spaces and a better lifestyle. And that is precisely when Akshay Group approached us. Of course they made us a good offer but their patience & sensitivity towards our nervousness elevated our faith in the Group. Every member of the Society was given the open right to call them up and voice their queries during any hour of the day. **EVERY DECISION TAKEN, EITHER ABOUT THE AESTHETICS OF THE BUILDING OR OUR FLATS OR ABOUT THE DOCUMENTATION PROCESS, WAS ALWAYS CARRIED OUT ONLY AFTER DUE CONSULTATION WITH US.** It has been more than a decade since our building went into redevelopment and new spacious flats were handed over to us. But even today, the executives of Akshay Group go out of their way to guide and help us through, whenever we find ourselves in need.

CHANCHAL VASANT GANGAR – SOCIETY MEMBER (SAI ARMAAN)

Ashok Nagar, at one point, used to be a pretty small and secluded place in Kandivili. I remember about a decade ago, adjoining one of the crossroads of our area, a bungalow was under redevelopment. No one paid much attention to it at first. It seemed like just another building construction work. But once the project started to take shape, it created a buzz. The primary reason being - a Massive Giant Falcon that stood mounted right in the center of the building, facing the crossroad. Until then, all buildings for the middle class looked exactly the same - like rectangular boxes. We truly believed that beautiful architectural elevations were probably meant only for the rich & the elite. **BUT THIS LARGER THAN LIFE FALCON, EXUDING THIS FIERCE UNCONQUERABLE PRIDE, SHOWED US THAT LIVING IN BUILDINGS WITH ELEGANT AND CLASSY ARCHITECTURAL DESIGNS CAN BE DREAMT BY US, THE MIDDLE CLASS, TOO.** Sai Sadan the project was called, and even today, the falcon remains a major landmark in the area. Only a person with a vision can come up with breakthroughs like these. When the topic of redevelopment of our society was raised, Akshay Group was unanimously chosen as our developer, because even we wished to reap benefits of the vision this Group possessed. And the quality of my new home given to me has further elevated their stature in my eyes.

MR. N.D. ACHARYA - LANDLORD (SAI ASTHA)

When I had started looking for developers for redeveloping my property I was absolutely sure that the reliability of the developer would be my ace priority. I did my research for at least 5 years and in the course of my research the buildings of the Akshay Group prominently stood out both in terms transparency and the smoothness of the venture. This was enough for me to finalize the Akshay Group for the redevelopment of my property.

I distinctly remember that 7 buildings including mine, from our locality, had gone for redevelopment at the same time in 2010. Construction work for 4 of those buildings has stopped completely, some due to lack of funds and others due to failure in obtaining BMC sanctions. In a couple of cases the old buildings have not yet been demolished. Today I have moved back into my new home with my family. **I thank my stars to have trusted Aroraji with my home and not the others. I have been lucky indeed.**

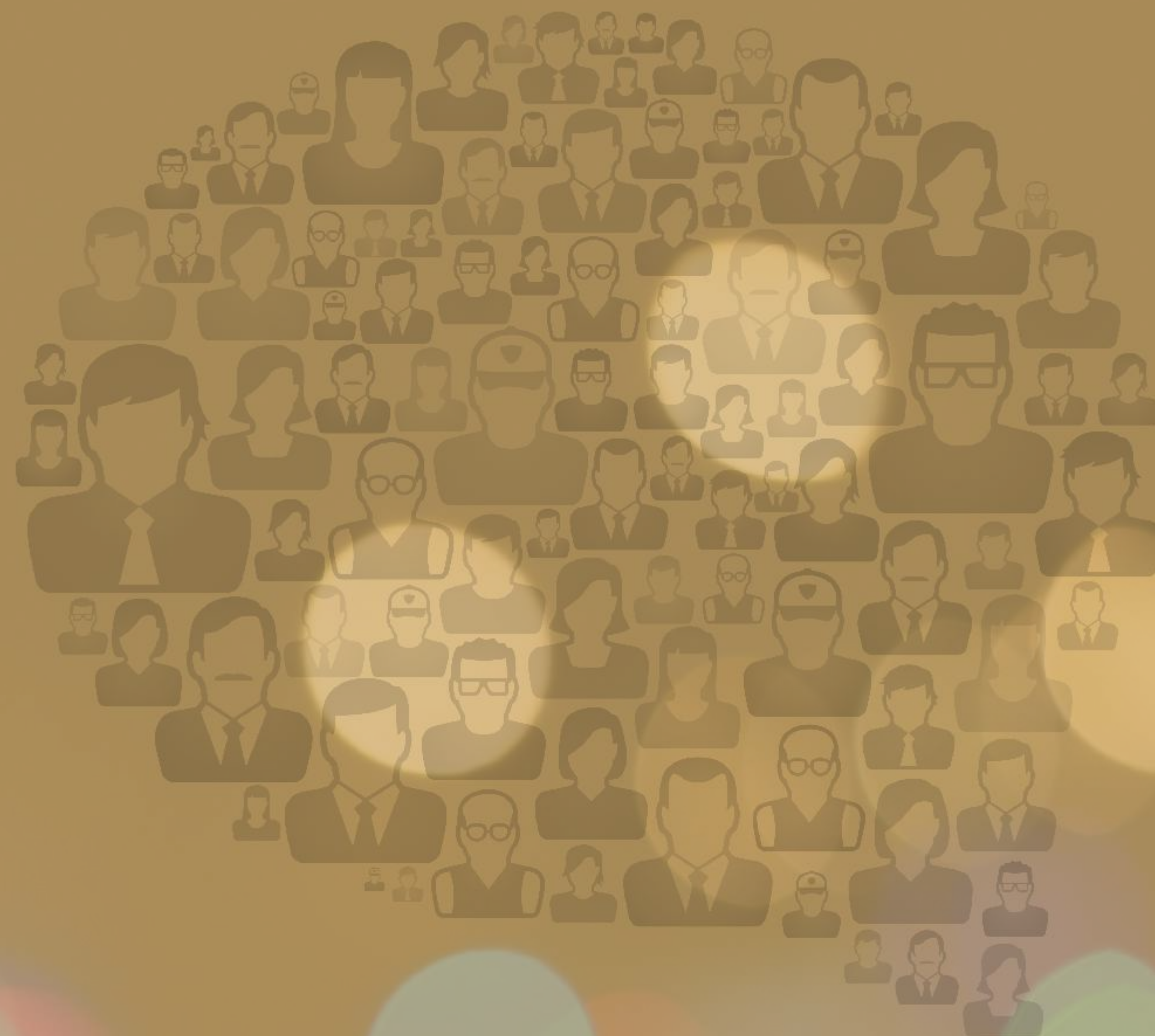
MR. RASHES SARAIYA - TENANT (SAI ASTHA)

We all have dreams to own a house in Mumbai someday. It has such a great prestige value attached to it. Considering how the property rates have shot up in Mumbai, this dream had begun to dwindle at one point. But then this Redevelopment venture happened. And just like that, after having lived for decades as a tenant, I now have become the owner of a flat in Mumbai.

During the course of this venture all our demands were considered and discussed with utmost dedication. **IN FACT, THE EXECUTIVES AND ARCHITECTS OF AKSHAY GROUP WENT OUT OF THEIR WAY TO INCORPORATE SMALL NUANCES TO OUR FLAT DESIGNS - CHANGES CUSTOM MADE FOR EACH OF THE TENANTS.** We half expected our requests to be dismissed off but not once did they make us feel like a burden on them. It has truly elevated our lives.

MR. DEEPAK SHAH, SECRETARY (MATHURA)

When Akshay Group took on our Redevelopment venture in the year 2014, they not only got the project back on track financially, but were also able to work around & meet all the stringent BMC norms and finally procured the IOD for our project. This was a huge step for us. The Classical British Elevation of the Victorian era that the Akshay Group has proposed for our new building is the first of its kind in Ghatkopar. I and all our Society Members are truly excited to be able to live in a building as beautiful as what the Akshay Group has envisioned for us. It brings us great relief knowing that a Company like Akshay Group is now handling our Redevelopment venture.



DR. MAHESH SWAMI - CLIENT (SAI SADAN & SAI ASTHA)

In the year 2000, I had bought a flat in one of Akshay Group's initial projects - Sai Sadan. The group hadn't done much work before that, and there was no way to gauge how reliable the developers would be. Since I was unsure, I asked for all the documentation required so as to verify everything concerning the Title of the land, the conveyance of the Society and other basic checks. After consulting my lawyers everything seemed to be perfectly in place. There seemed to be absolute transparency in the way this company operated. I decided to go ahead and buy the flat. However, I insisted that every small detail safeguarding my interest must be penned down and mentioned in the sale agreement of the flat. To my surprise, there was absolutely no resistance from Akshay Group's side to this request of mine too. **IN FACT, WHEN I READ THE SALE AGREEMENT I REALIZED THAT THEY HAD NOT ONLY INCLUDED EVERYTHING I HAD REQUESTED FOR, BUT HAD ALSO ADDED CERTAIN CLAUSES SAFEGUARDING MY INTERESTS, WHICH I HAD HAPPENED TO MISS OUT ON.** This spoke a lot about the vision and philosophy of this company. They wanted to move forward and grow, yes, but in the right manner.

Over the years I have seen Akshay Group develop a lot more buildings, and with it, I have seen their brand soar and rise too. Sai Sadan has been in such excellent condition that we have hardly needed any major repair works. In 2012, when I was in a lookout for yet another flat, Akshay Group was the first Developer I approached. And as soon as they announced their project Sai Astha, I went ahead and booked a flat in it. As usual, **I WAS PROMISED POSSESSION IN 2014 AND, TRUE TO THEIR WORD, I WAS GIVEN POSSESSION OF MY FLAT BANG ON TIME.**



TESTIMONIALS

MR. A.R MEHTA
Licensed BMC Architect
A.R. Mehta and Associates

Over my 15 years of association with the Akshay Group, one practice of theirs that has truly impressed me, is their insistence on moving ahead with any construction only after all the required NOC's & BMC permissions have been fully procured. Getting some of these permissions is very time consuming, and a lot of developers get irritated. But the Akshay Group has always been patient which has seen not only them but also their customers in good stead. **ANOTHER IMPORTANT ASPECT OF THE GROUP IS THEIR DEDICATED EFFORTS FOR OBTAINING THE O.C (OCCUPATION CERTIFICATE) FOR THEIR BUILDINGS. EACH & EVERY PROJECT OF THEIRS HAS ITS O.C OBTAINED FROM THE BMC.** This is not a record many developers can boast of. The Akshay Group has achieved this only because they value their responsibility and commitment towards their customer's, so highly.

MR. NARENDRA DESAI
RCC Structure's Architect
Desai Associates

I have had a very extensive career in the construction industry and have met all kinds of developers. Many of them have tried to pinch pennies by requesting me to compromise on the quality & quantity of the steel & cement used. Such requests have often infuriated me as it is my primary responsibility to give a safe & sturdy RCC structure to the people living in my buildings. This is exactly why I feel much supported by the Akshay Group. **THEY HAVE ALWAYS STRESSED ON USING THE BEST QUALITY STEEL & CEMENT, WITHOUT WORRYING ABOUT THE BUDGET. THERE IS A REGULAR CERTIFICATION OF THE MATERIALS USED ON THE CONSTRUCTION SITES, THROUGH FREQUENT LAB TESTS. THIS IS PRECISELY WHAT HELPS ME DELIVER THE STRONGEST AND THE STEADIEST RCC STRUCTURES FOR THEIR BUILDINGS, WHICH MAKE THEM A SAFE & PROTECTED HABITAT, FOR THEIR CUSTOMERS, OVER DECADES.**

MR. BHAVESH POONATER
Estate Agent
Bhavin Estate

Being a real estate agent is a very stressful job as you are the sole mediator between the society undergoing redevelopment & the developer. It is also a very responsible job as the client society completely trusts & depends on your expertise and advice. I, therefore, ensure that I work only with dependable developers who I know will stand by their commitments. This is why working with the Akshay Group is something that I prefer. With Akshay Group, I can be rest assured that my client society's demands will be duly considered & accommodated and everything committed to the society will be promptly & meticulously met.

Also, since the sale flats of the Akshay Group are so well planned, keeping in mind the consumer needs, getting buyers for these flats has never been an issue. I have had a long standing affiliation of 15 years with the Company and I gladly look forward to many more fruitful years together.



CELEBRITY TESTIMONIALS



Ketaki Dave
TV Actor

Real Estate has always been a primary sector for investing my funds. Under-construction buildings in Mumbai provide for lucrative investment opportunities. I was in a lookout for such under construction projects a few years back. A lot of Developers offered extremely enticing prices for their flats while the building was in the under construction stage. But being an experienced investor in the Real Estate Sector I fully understand that “best offers” not always make for “the most reliable investments”. Hence branded developers with excellent track records are what I always look for. In my research I came across Akshay Group who I discovered had projects in Juhu and Versova areas of Mumbai. My further research revealed that they had created a brand name in efficient and prompt completion of ventures. Considering procuring (O.C) Occupation Certificate is of such great importance, I further dwelled on this aspect of their past ventures and realized that not a single project of theirs stood without an O.C. This inspired good faith in the Group's reputation and credibility. I went ahead and invested in one of their prime projects in Versova. And true to their reputation they gave possession of my flat to me bang on time. **ANOTHER IMPORTANT ASPECT IS THAT THE AMENITIES AND FACILITIES PROVIDED BY THE GROUP ARE OF SUCH PRIME QUALITY AND REPUTE THAT FINDING BUYERS FOR SUCH PROPERTIES BECOMES A LOT EASIER TASK TOO.**

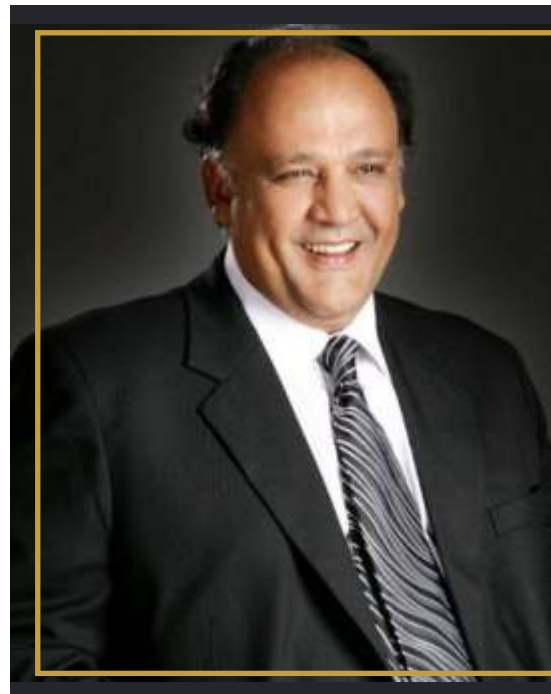
If ever I look for yet another real estate project for investment Akshay Group is going to be the first Company I will call and check with.



Aditya Pancholi,
Film Actor

In 2006, I was looking for investing a part of my funds in a commercial property and had started looking for one such property in a viable location. The reliability of the builder was also of prime concern. That is precisely when I heard about Akshay Group and their latest under construction venture Akshay Villa. On paper it perfectly fit my requirement, but I still wanted to be absolutely sure. Further research about their other past ventures left me pretty impressed about the quality of their work. But I insisted on meeting the M.D of the company before I took any decision. And to my surprise Mr. Arora made himself available right away. The first thing that struck me about him is the clarity in his thoughts and speech. He knew exactly what he could deliver and wouldn't commit if it wasn't possible. His straight forward and down to earth nature instantly inspired a great sense of security about this venture. The building was still under construction so all I depended on was trust in Mr. Arora's word and I can proudly say that he did not let me down. He went out of his way to accommodate my demands and adjusted wherever he could.

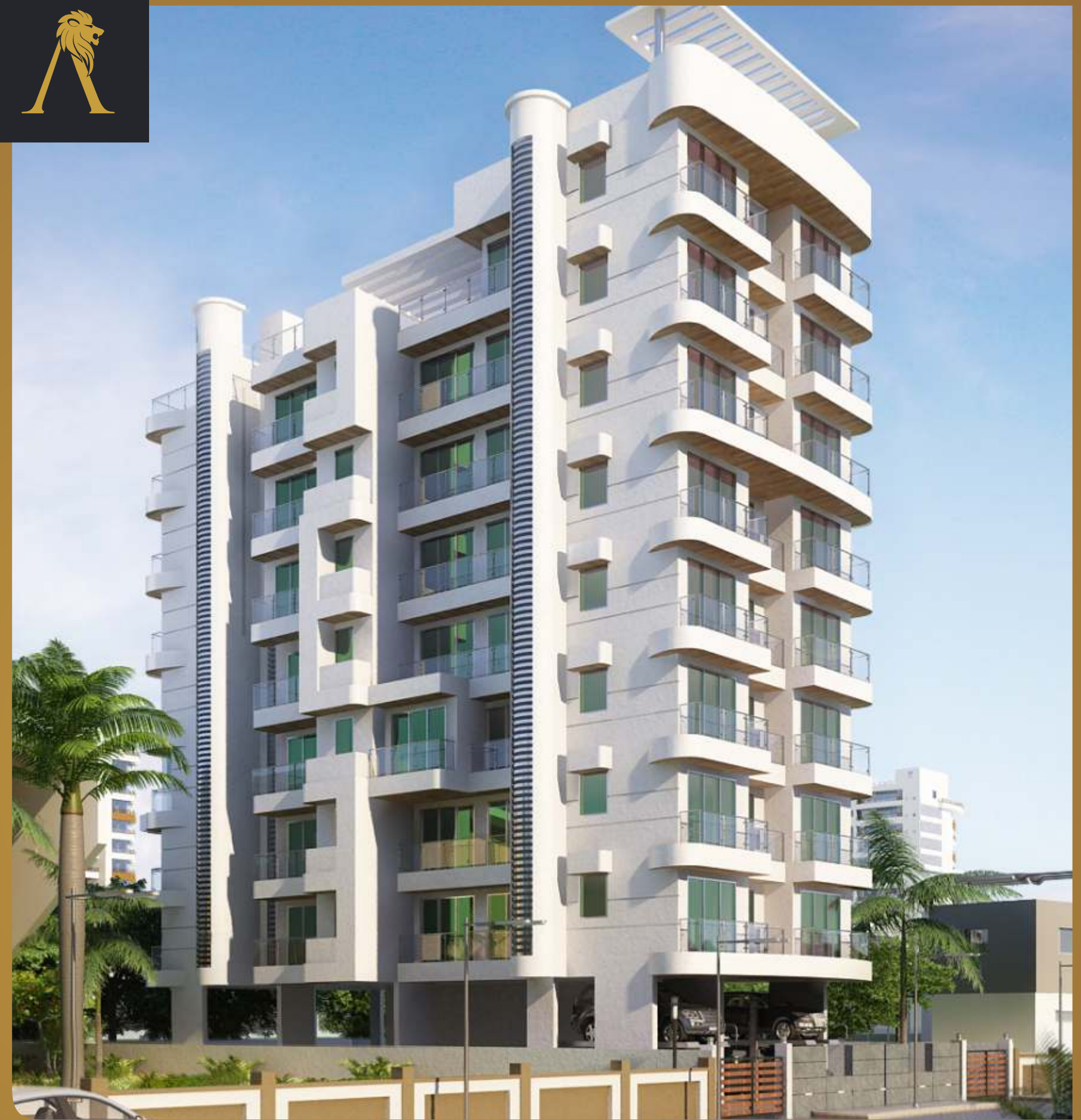
We have been good friends since then and I am in touch with him on personal lines even today. **IT'S BEEN ALMOST A DECADE AND THE BUILDING STANDS STRONG AS A ROCK. THE QUALITY OF CONSTRUCTION IS BRILLIANT AS EXPECTED AND NO REPAIR WORK HAS BEEN REQUIRED TILL DATE.** I have leased the place out to Gajali – the famous sea food chain of restaurants and they are extremely happy both with the commercial space and the great success the geographical location of Akshay Villa has brought to this branch of theirs in Versova. I would be more than happy to join hands with Mr Anil Arora and Akshay Group for another investment if the opportunity arises.



Alok Nath,
Film Actor

My experience with Akshay Group has just been as an Investor. I had bought a flat in their project at Juhu about 5 years back. My previous experiences with other developers, even reputed ones, suggest that once the sale is completed there is no communication from the developers' side about the status of the project. I constantly had to call them up, sometimes even multiple times, to get even basic information about the projects status. And this is where Akshay Group stood out for me. **FROM THE DAY THE SALE WAS COMPLETED I RECEIVED A MAIL FROM THEM ON A REGULAR BASIS INFORMING ME ABOUT THE PROJECTS STATUS AND THE PROGRESS OF WORK.** For once I did not have to run behind the developer and I felt treated with such warmth and respect – like a valued client who was as much a part of this project as they were. Projects of Akshay Group are undoubtedly one of the prime projects in the Juhu & Versova belt and have always created a buzz due to the supremely luxurious flats provided in them. This affiliation with Akshay Group is what I would like to take forward in the future too if the opportunity arises.

OUR VENTURES



AKSHAY GROUP



Location: Kandivili (East), Mumbai

Type: Residential

Configuration: 1, 2 & 3 BHK

Highlights:

Sai Astha is a distinguished residential building strategically located at Ashok Nagar off Akruli Road at Kandivili (East). It is an 8 storied masterpiece that offers exquisitely designed 1, 2 & 3 bedroom luxurious apartments with multi level parking offering premium amenities and facilities. Well connected with the western express way, the project is close to the city's biggest brands, most colourful entertainment and grandest estates.



AKSHAY GROUP



Location: Versova - Andheri, Mumbai
Type: Residential
Configuration: Luxurious 4BHK sea facing flats and a Triple Floor Grand Penthouse

Highlights:

"Riviera" is perched on the Seven Bungalows beach at Andheri. It is well connected with close proximity to the upcoming Metro Rail Station, the existing Andheri Railway Station and the Domestic and International Airports. Despite its tranquil environment, "Riviera" is within easy access to various multiplexes, places of worship, abundant gardens, shopping malls, restaurants, schools, colleges and hospitals. A short drive takes you to the major landmarks of the city without being bothered by the bustling Mumbai traffic.

After having created a mark in the luxury segment Akshay Group wished to raise the bar a notch higher by catering to the elite of the society. And that is precisely how Riviera was conceived - the Diamond in Akshay Group's Crown. As Riviera's tagline "Sky Villas by the Sea", rightly suggests, Riviera offers a breathtakingly unobstructed sea facing view of the Arabian Sea. These premium residences are reserved for the highest echelons of society.

Spacious, airy living rooms play host to a lively conversation between the sun and the wind. Bedrooms that exude comfort are filled with the warm, salty tang of the sea breeze wafting in from the window. Bathrooms and kitchens equipped with every accessory one could ask for, of the latest make and model. Equipped with the best technologies, high-tech home automation systems, security systems of international standards and state of the art facilities in the form of a clubhouse, gym, swimming pool, children's play area, mini theater, steam rooms, toddler rooms, card room and an exquisite banquet hall, Riviera is a project created with the intention to pamper the crème de la crème.





AKSHAY GROUP

mathura

Location: Ghatkopar (East), Mumbai
Type: Residential
Configuration: 2 & 3 BHK Flats with a 2 Floor Grand Penthouse

Highlights: Mathura is one of Akshay Group's most recent redevelopment projects located near Vikrant Circle in Ghatkopar. Its majestic architecture reflects a classic British style, evoking fond memories of bygone eras. With homes ranging from 2 and 3 BHK to duplexes, Mathura is a residential haven. The project is conveniently located in one of the major upcoming areas of Mumbai and is situated a mere 10 minutes away from both the Ghatkopar Railway Station & the Metro Station.



AKSHAY GROUP

Sai Sadan

Kandivili (East)

Location: Kandivali (East), Mumbai
Type: Residential
Configuration: 1 & 2 BHK

Highlights: Just few minutes from Kandivali station, Sai Sadan define gracious living. Standing 7 storeys tall, the well planned 1 & 2 bedroom project caters to buyer's every whim and fancy. The interior finish and premium fixtures spell sheer luxury. Shops on the ground floor level will provide residents with all the daily necessities. The project is ideally located within walking distance to the conveniences like bus depot, schools, temples, banks and hospitals.

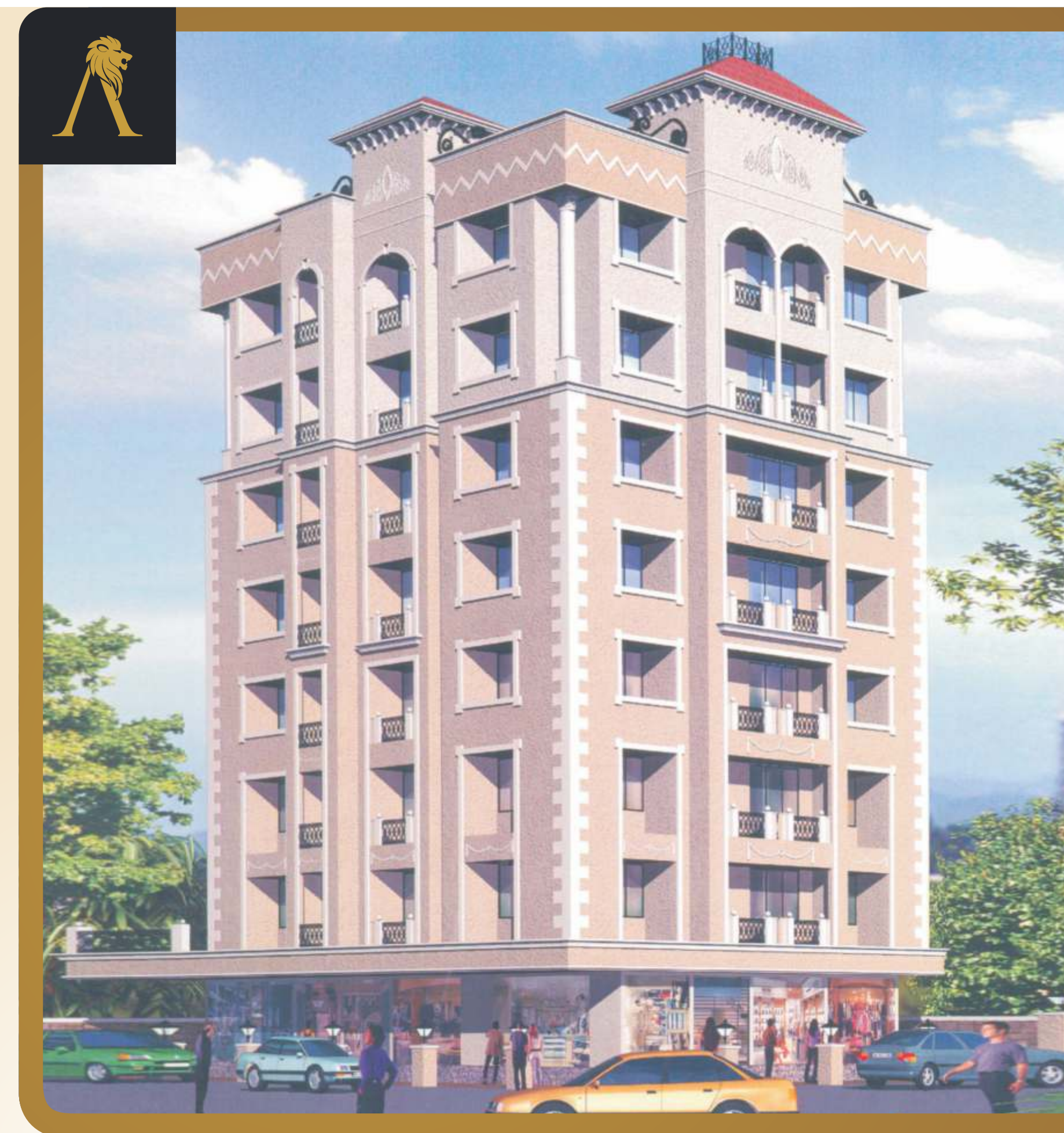


AKSHAY GROUP



Location: Kandivali (East), Mumbai.
Type: Residential
Configuration: 1 & 2 BHK

Highlights: With Sai Aishwarya, street shopping takes a high-class turn along a block of imposing shop-stores within the premises. Conveniently distanced from the Kandivali Railway Station, Sai Aishwarya's well planned 1 & 2 bedroom flats combined with shops on the ground floor level meets the residents' every need and daily necessities.



AKSHAY GROUP



Location: Kandivali (East), Mumbai.
Type: Residential
Configuration: 1 & 2 BHK

Highlights: A 6 storey edifice, an ode to higher-living. Architecture as charming as the riparian location; smart layouts in a selection of 1 & 2 bedroom residences- this is what signifies Sai Armaan. Tactically located just 7 minutes from Kandivali railway station, the project is closer to day to day conveniences like commute, education, health and finance.



AKSHAY GROUP



Juhu Scheme

Location: Juhu Scheme, Mumbai.
Type: Residential
Configuration: 3 BHK

Highlights:

The rewards of success are often a class apart. They're extra special and designed to suit one's tastes & standards. Lotus has been designed by leading Architect Reza Kabul for the discerning home buyer who appreciates the smallest details as much as the big ones. For those who savour the finer things in life, 'Lotus' is truly a dream haven. A host of premier amenities and features such as two Schindler lifts and lobby in Italian marble. Located in the posh environs of Juhu Scheme on 9th Road, 'Lotus' is an idyllic oasis that anyone would look forward to after a hard day's work.



AKSHAY GROUP



Versova

Location: Versova
Type: Residential
Configuration: 3 BHK

Highlights:

Akshay Villa is tucked away on a quiet street just off J.P. Road in the most vibrant neighbourhood at Versova. With only 5 apartments and the best of Mumbai's exclusive restaurants, shopping, parks, the seafront and beach just a few minutes away, 'Akshay Villa' is indeed a rarity, giving the buyer all the good things that life has to offer. Exquisitely designed, the 3 bedroom apartments come with the finest fittings, offering all the amenities and facilities anyone's heart could desire.





AKSHAY GROUP

HONOURABLE MENTIONS

Managing Director

Mr. Anil Arora

Executive Director

Mr. Akshay Arora

Legal Advisors

A panel of distinguished Solicitors & Advocates having a combined experience of more than 35 years.

Architects

A.R. Mehta & Associates

Reza Kabul

Atul Situt & Associates

A R K Studio West (Our Architectural Consultants from USA)

Horticulture Consultants:

Site Concepts Pvt. Ltd. – Our Horticulture Experts from Singapore

R.C.C Consultants:

Hiren Tanna

Narendra Desai – Desai & Associates

Company Mentor:

Vijay Kalantri – M.D of Dighi Ports

Supporting Banks:

IDBI

Bank of Maharashtra

Brand Consultants:

MAK Media & Creations Pvt. Ltd.

Active Participants of:

Times Property Expo

Dubai Property Exhibition



AKSHAY GROUP

THINGS ARE POSSIBLE

AN ISO 9001 : 2008 COMPANY

